

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Andrew S. Lerer	Debtor(s)	CHAPTER 7
Bayview Loan Servicing, LLC	Movant	NO. 18-17024 JKF
vs.		
Andrew S. Lerer	Debtor(s)	11 U.S.C. Section 362
Gary F. Seitz	Trustee	

ORDER

AND NOW, this 18th day of January, 2019, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Sections 362, is modified with respect to the subject premises located at 113 Meadow Lane, Philadelphia, PA 19154 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its ~~xxxxx~~ State Court remedies. ~~xxxxx, but not limited to, taking the Property to Sheriff's Sale,xxxxx, potentially pursuing other legal and alternative actions,xxxxx, a loan modification, short sale, or deed in lieu of foreclosure.~~ Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge.

Jean K. FitzSimon

Andrew S. Lerer
113 Meadow Lane
Philadelphia, PA 19154

Paul H. Young,, Esq.
3554 Hulmeville Road
Suite 102
Bensalem, PA 19020

Gary F. Seitz
Gellert Scali Busenkell & Brown LLC, 8 Penn Center
1628 John F. Kennedy Blvd, Suite 1901
Philadelphia, PA 19103

KML Law Group, P.C.
Suite 5000 - BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532